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From: City Clerk
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TITLE: Planning and Land Use Management Committee Meeting
DATE: 05/10/2016
TIME: 02:30 PM

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PLANNING AND LAND USE MANAGEMENT COMMITTEE

Tuesday, May 10, 2016

BOARD OF PUBLIC WORKS EDWARD R. ROYBAL HEARING ROOM 350 - 2:30 PM

200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER JOSE HUIZAR, CHAIR
COUNCILMEMBER MARQUEECE HARRIS-DAWSON
COUNCILMEMBER GILBERT A. CEDILLO
COUNCILMEMBER MITCHELL ENGLANDER
COUNCILMEMBER FELIPE FUENTES

(Sharon Dickinson - Legislative Assistant - (213)-978-1074 or email Sharon.Dickinson@lacity.org)

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Note: For information regarding the Committee and its operations, please contact the Committee Legislative Assistant at the phone number and/or email address listed above. The Legislative Assistant may answer questions and provide materials and notice of matters scheduled before the City Council. Sign Language Interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact the Legislative Assistant listed above.

ITEM NO. (1)

[14-0465](#)

CD 6

Discussion from Department of City Planning relative to an Interim Control Ordinance to prohibit the issuance of permits related to adult entertainment for properties fronting or abutting Sun Valley - Lankershim Boulevard, from Roscoe/Tuxford to San Fernando Road; Sun Valley - San Fernando Road, from Sunland Boulevard to Branford Street; Van Nuys - Sepulveda Boulevard, from Oxnard Street to Rayen Street.

Community Impact Statement: Yes

For: Encino Neighborhood Council

Foothill Trails District Neighborhood Council

North Hollywood Northeast Neighborhood Council

ITEM NO. (2)

[12-1657-S12](#)

CD 4

Environmental Impact Report and related California Environmental Quality Act findings, and Report from the Los Angeles City Planning Commission relative to a proposed ordinance and an amendment to the Development Agreement between the City of Los Angeles and Universal Studios LLC (Ordinance No. 182437; Contract No. C-121996), and proposed ordinance to delete the fund deposit instructions for the Outpost Community Funds and the Cahuenga Boulevard Improvement Funds to now be paid directly to said neighborhoods by Universal Studio, including a refund to Universal Studios already deposited with the City, as those funds will be paid directly to those neighborhoods by Universal Studios.

Case No. CPC-2007-253-DA-M1

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (3)

[16-0226](#)

CD 6

TIME LIMIT: 5/26/16; LAST DAY FOR COUNCIL ACTION: 5/25/16

Mitigated Negative Declaration and North Valley Area Planning Commission report relative to a Zone Change from [Q]C2-1VL and RA-1VL to (T)(Q)C2-1VL, for the demolition of an existing structure and construction of a new single-story retail building totaling 8,342 square feet with a height of 16 feet 6 inches on a 27,075 square foot lot, for the properties located at 9502-9508 North Van Nuys Boulevard and 14533-14535 West Plummer Street, subject to Conditions of Approval.

Applicant: Raffiollah Cohen, Construction Company, Incorporated

Case No. APCNV-2015-2330-ZC

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (4)

[14-0319-S1](#)

CD 12

TIME LIMIT: 5/30/16; LAST DAY FOR COUNCIL ACTION: 5/27/16

Mitigated Negative Declaration and related California Environmental Quality Act findings, report from the North Valley Area Planning Commission and Ordinance to effect a Zone Change from RA-1 to (T)(Q)R1-1, for the demolition of an existing single family home and accessory structures and concurrent subdivision of the existing 62,265 square foot lot into 11 lots with 11 single-family homes, adjacent to a prior Zone Change and Subdivision (APCNV-2013-1276-ZC-ZAA and TT-

72194) and includes a portion of a lot that was included under the prior case, for the property located at 15727 West Tupper Street, subject to Conditions of Approval.

Applicant: Tupper Estates, LLC

Case No.: APCNV-2015-2971-ZC

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (5)

[16-0255](#)

CD 11

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 6/3/16

Mitigated Negative Declaration, Mitigation Monitoring Program and related California Environmental Quality Act findings, report from the Los Angeles City Planning Commission and Ordinance effecting a Vesting Zone Change from C2-1VL (Commercial Zone) to (T)(Q)RAS4-1VL (Residential/Accessory Services Zone) for the construction of an approximately 42,152 square-foot, five-story, 56 feet in height, apartment building containing 48 dwelling units including four units for very low income households, including a garage with three levels of below-grade parking to provide up to 77 parking spaces, a minimum of 5,588 square feet of open space, and two lots comprising approximately 12,610 square feet, located in the West Los Angeles Community Plan Area, for the property located at 1650-1654 South Sawtelle Boulevard, subject to modified Conditions of Approval.

Applicant: Rexford Elegant Apartments, LLC

Representative: Jay Nassan

Case No. CPC-2014-2847-VZC-DB

Fiscal Impact Statement : Yes

Community Impact Statement: None submitted.

ITEM NO. (6)

[08-0512-S1](#)

CD 2

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 6/15/16

Mitigated Negative Declaration and related California Environmental Quality Act findings, report from the Los Angeles City Planning Commission and Ordinance to effect a Zone and Height District Change from [Q]R3-1XL and (T)(Q)RAS3-1VL to (T)(Q)RAS3-1VL, consistent with the adopted Neighborhood Commercial land use designation for the construction, use and maintenance of 63 small lot homes with a total of 143 on-site parking spaces and over 38,900 square feet of open space for the property located at 13103-13225 West Victory Boulevard, subject to modified Conditions of Approval.

Applicant: Phil Bacerra, Warmington Residential

Representative: Eric Lieberman, QES, Inc.

Case No. CPC-2015-2361-ZC-HD-SPR

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (7)

[16-0104](#)

CD 4

CONTINUED FROM 3/15/16

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 5/24/16

Mitigated Negative Declaration and related California Environmental Quality Act findings, Central Los Angeles Area Planning Commission (CLAAPC) report and an appeal filed by Doug Tornquist (Representative: Robert Silverstein, The Silverstein Law Firm) from the entire determination of the CLAAPC in sustaining the action of the Deputy Advisory Agency in approving Vesting Tentative Tract Map No. 72367-SL for the construction of a maximum of five small lots for property located at 2925 West Waverly Drive.

Applicant: Michael Rublevich

Representative: Sam Trude, Southerly Group

Case No. VTT-72367-SL-2A

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

DISPOSITION: REQUEST TO CONTINUE

ITEM NO. (8)

[16-0439](#)

CD 10

CONTINUED FROM 5/3/16

TIME LIMIT: 5/12/16; LAST DAY FOR COUNCIL ACTION: 5/11/16

Environmental Impact Report, Mitigation Measures, Mitigation Monitoring and Reporting Program, Statement of Overriding Considerations and other California Environmental Quality Act findings, report from the Los Angeles City Planning Commission (LACPC) and an appeal filed by William Dickey, La Cienega Heights Association, Incorporated (Representative: Jamie T. Hall, Channel Law Group, LLP) from the entire determination of the LACPC in sustaining the Deputy Advisory Agency's approval of Vesting Tentative Tract Map No. 73656-CN, to permit one master lot and 18 airspace lots for a mixed-use development consisting of up to 1,218 dwelling units with a 5% set aside (55 dwelling units) for workforce housing, and 300,000 square feet of commercial floor area consisting of 200,000 square feet of office space, 50,000 square feet of grocery store, 20,000 square feet of restaurant space and 30,000 square feet of general retail, including a combination of above ground and subterranean parking levels; project includes the demolition and removal of all existing structures to be replaced with an approximately 1,900,000 square-foot transit-oriented, mixed-use structures consisting of podium style buildings ranging in height from 110 feet for podium buildings and up to 320 feet for the tower, for the properties located at 3321, 3351 South La Cienega Boulevard and 5707-5735 West Jefferson Boulevard, subject to modified Conditions of Approval.

Applicant: CP V Cumulus, LLC

Representative: Brad Rosenheim, Rosenheim and Associates, Incorporated

Case No. VTT-73656-CN-1A

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (9)

[16-0439-S1](#)

CD 10

TIME LIMIT: 7/7/16; LAST DAY FOR COUNCIL ACTION: 7/1/16

Environmental Impact Report, Mitigation Measures, Mitigation Monitoring and Reporting Program, Statement of Overriding Considerations and other related California Environmental Quality Act findings, report from the Los Angeles City Planning Commission (LACPC), and an appeal filed by William Dickey, La Cienega Heights Association, Inc. (Representative: Jamie T. Hall, Channel Law Group, LLP) from the determination of the LACPC in approving a Site Plan Review for a project which creates or results in an increase of 50 or more dwelling units and/or 50,000 gross square feet or more of nonresidential floor area, for a mixed-use development of 1,218 dwelling units with 5% set aside (55 dwelling units) for workforce housing, and 300,000 square feet of commercial floor area consisting of 200,000 square feet of office space, 50,000 square feet of grocery store, 20,000 square feet of restaurant space and 30,000 square feet of general retail, including a combination of above ground and subterranean parking levels; project includes the demolition and removal of all existing structures to be replaced with an approximately 1,900,000 square-foot transit-oriented, mixed-use structures consisting of podium style buildings ranging in height from 110 feet for podium buildings and up to 320 feet for the tower; and the denial of the Zoning Administrator's Adjustment for an increase of no more than 20% (8 dwelling units) to the density (lot area per unit) set by the R4 regulations, for the properties located at 3321, 3351 South La Cienega Boulevard and 5707-5735 West Jefferson Boulevard, subject to modified Conditions of Approval.

Applicant: CP V Cumulus, LLC

Representative: Brad Rosenheim, Rosenheim and Associates, Incorporated

Case No. CPC-2015-2593-GPA-ZC-HD-ZAA-SPR

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (10)

[16-0263](#)

CD 13

CONTINUE FROM 4/19/16

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 5/20/16

Report from the Cultural Heritage Commission relative to the inclusion of Albert Van Luit Complex located at 4000-4010 East Chevy Chase Drive in the list of Historic-Cultural Monuments.

Owners: 4000 Chevy Chase, LLC / Albert Van Luit and Company c/o Enne and Associates Incorporated

Applicant: Atwater Village Always

Case No. CHC-2015-4255-HCM

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

(At a meeting held on May 3, 2016, the City Council approved a 15-day extension of the time limit.)

ITEM NO. (11)

[16-0264](#)

CD 10

CONTINUED FROM 4/19/16

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 5/20/16

Report from the Cultural Heritage Commission relative to the inclusion of Altman Apartments located at 412-416 South Catalina Street in the list of Historic-Cultural Monuments.

Owner: Catalina Tower LP c/o Ying Chang Hsu

Applicant: Roberta O'Donnell

Case No. CHC-2015-4251-HCM

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

(At a meeting held on May 3, 2016, the City Council approved a 15-day extension of the time limit.)

ITEM NO. (12)

[16-0265](#)

CD 13

CONTINUED FROM 4/19/16

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 5/20/16

Report from the Cultural Heritage Commission relative to the inclusion of Redwine Building located at 1618 North Las Palmas Avenue in the list of Historic-Cultural Monuments.

Owner: J and J Hollywood, LLC c/o Richard W. Shelby

Applicant: Art Deco Society of Los Angeles

Case No. CHC-2015-4247-HCM

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

(At a meeting held on May 3, 2016, the City Council approved a 15-day extension of the time limit.)

ITEM NO. (13)

[07-1175](#)

Director of Planning oral status report relative to ongoing development of City planning policies, work programs, operations, and other items of interest.

**COMMENTS FROM THE PUBLIC ON ITEMS OF PUBLIC INTEREST WITHIN THIS COMMITTEES SUBJECT
MATTER JURISDICTION**

If you challenge this Committee's action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.

Materials related to an item on this agenda submitted to the committee after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 200 North Spring Street, Room 395, City Hall, Los Angeles, CA 90012 during normal business hours.